Kings Cove Board Meeting Minute

Wednesday, January 7, 2026

Board Members in Attendance:

- Donna Maurer, President
- Joe Smith, Vice President
- Carolyn Inhoffer Montes, Treasurer
- Robin Raczka, Secretary
- Gloria McAllister, Board Member at Large
- Dennis Thompson, Property Manager

1. **Call to Order -** The meeting was called to order at 6:00pm
2. **Approval of Minutes -** The Board unanimously voted to approve the minutes from the meeting held on December 3, 2025.
3. **Financial Update**
    a. Current balances (as of Dec 31, 2025):
        (a) Operating: $847.37
        (b) Reserve: $94,327.62
        (c) Total: $95,174.99
    b. The Board reviewed overage invoices for January 2026 and voted unanimously to transfer funds from reserve to cover operating budget shortages.
4. **Open Issues**
    a. **Inspection Committee** – Property medication letters have been approved and letters sent out.
    b. **Landscaping -** The Landscaping proposal has been drafted and is being sent to two companies to submit proposals for the 2026 season. The Board requested to add a section in the proposal for a property manager name.
    c. **Sprinkler/Irrigation Proposals -** The Board unanimously voted and approved Cycle Irrigation to be awarded the contract 2026 season
    d. **Insurance Renewal -** The Board reviewed the renewal from Philadelphia Insurance, and the Board voted unanimously approved the policy for 2026.
    e. **2026-2027 Budget -** The Board is considering an increase in fees for 2026 and will make final determination once landscaping proposals are received.
5. **Other Business**
    a. **Property Modifications -** Joe and Robin volunteered to help track submissions and inspection.

b. **Dog Owners / Signage -** Joe advised he is working signage for the community and will get a price for signs

c. **Fall Clean Up** – Several Board members noted that the fall clean up did not take place on Arbegast Drive and Horizon and noted that Evergreen will be back to complete it.

6. **Next Meeting / Adjournment**
   a. Next Board meeting: **February 4, at 6:00 PM**.
   b. Meeting adjourned at **7:06pm.**